



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-E-07-RZ  
4-C-07-SP

**AGENDA ITEM #:** 75  
**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** JOHN STORY AND CHARLES STORY  
**OWNER(S):** STORY JOHN H & JOANN C & CHARLES E JR

**TAX ID NUMBER:** 51 G A 019, 020  
**JURISDICTION:** Commission District 8

▶ **LOCATION:** Northwest side Rutledge Pike, southwest side Apache Rd.  
▶ **TRACT INFORMATION:** 2 acres.  
**SECTOR PLAN:** Northeast County  
**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)  
**ACCESSIBILITY:** Access is via Rutledge Pike, a major arterial street with four lanes and a center median within a 280' right-of-way, and Apache Rd., a local street with a 26' pavement width within a 50' right-of-way.  
**UTILITIES:** Water Source: Northeast Knox Utility District  
Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)  
▶ **EXISTING LAND USE:** Residence and vacant lot  
▶ **PROPOSED USE:** Convenience store  
**EXTENSION OF PLAN DESIGNATION/ZONING:** No  
**HISTORY OF ZONING REQUESTS:** None noted  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:** North: Residence / A (Agricultural)  
South: Residence & Vacant / PR (Planned Residential) & A (Agricultural)  
East: Residences / A (Agricultural)  
West: Trucking Company / I (Industrial)  
**NEIGHBORHOOD CONTEXT:** This site is located in an area of mixed residential, commercial and industrial development.

**STAFF RECOMMENDATION:**

▶ **DENY C (Commercial) sector plan designation.**  
Additional commercially designated areas are not needed along this section of Rutledge Pike. There is a significant amount of commercially designated acreage along Rutledge Pike that has yet to be developed. The current low density residential designation is appropriate for this site and should be maintained.

► **DENY CA (General Business) zoning.**

CA zoning at this site is not appropriate at this time. There is a substantial amount of commercial and industrial zoned property in the area that could be further developed and some sites that could be rezoned to commercial, that would be consistent with the sector plan. Rezoning of this property would be an intrusion into an established subdivision.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Apache Rd. is a local dead-end street that intersects Rutledge Pike. An existing subdivision uses Apache Rd. as their only access onto Rutledge Pike. Locating a convenience store at this location will generate a substantial amount of traffic and negatively impact residents of that subdivision.
2. There is a 54 acre site to the south of this site that was recently rezoned PR for a residential subdivision (3-SI-06-C/5-J-06-UR). New CA zoning is not appropriate directly adjacent to residential development, especially when there are other commercial sites available in the vicinity.
3. Uses allowed under CA zoning may negatively impact existing and future residential development in the area.
4. CA zoning would be more appropriate to the west of this site at the intersection of two major roads, Rutledge Pike and Ellistown Rd. Commercial development should be concentrated at the intersection of major roads.

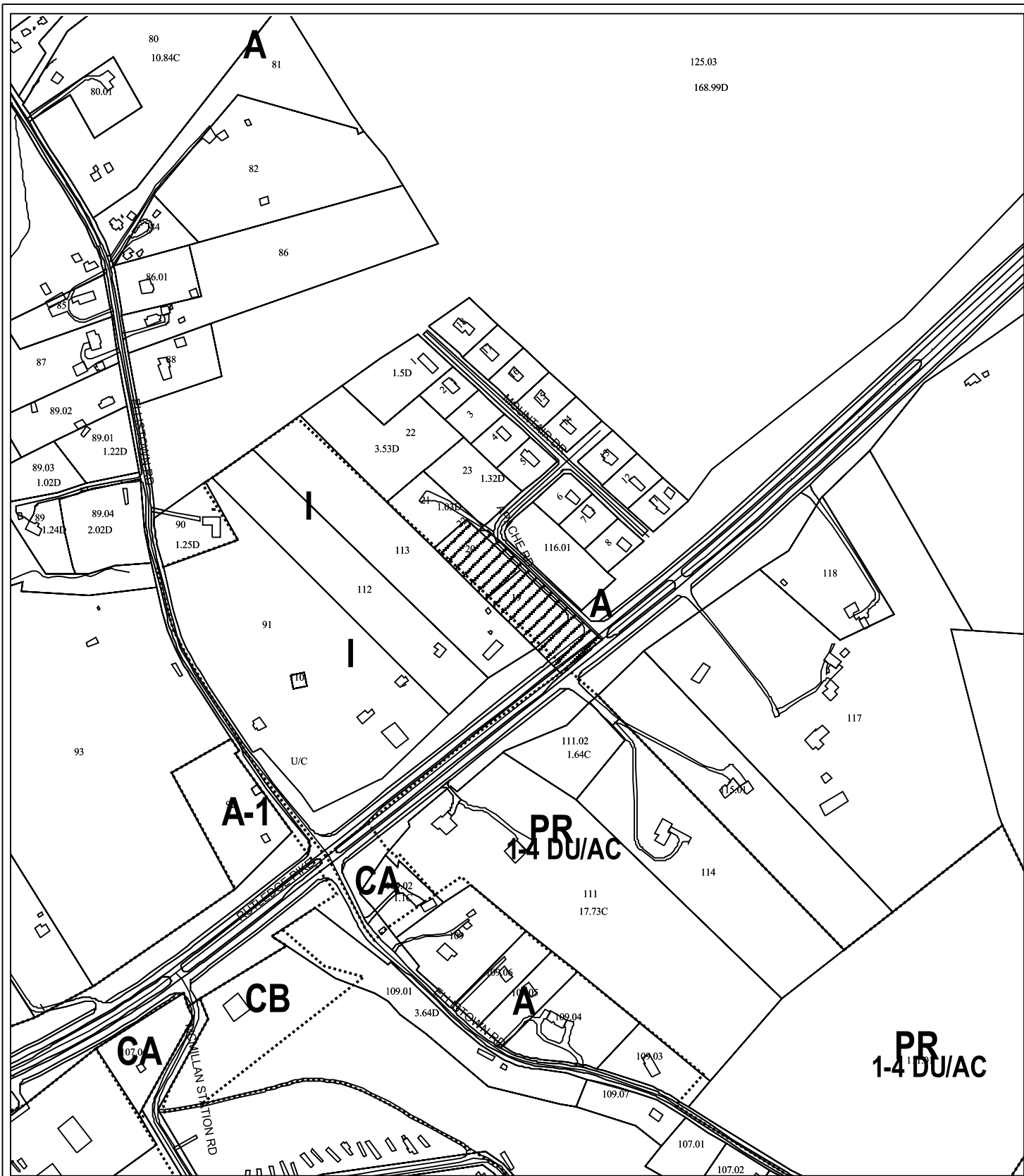
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. The type of use being proposed (convenience store/gas station) will impact traffic onto Apache Rd. and Rutledge Pike. Rutledge Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by this development.
3. The proposed zoning is not compatible with the surrounding residential zoning and development and is not consistent with the sector plan proposal for the area.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. If the requested amendment to the Northeast County Sector Plan is approved, then the CA zoning would be consistent with the sector plan. However, staff recommends denial of the plan amendment in order to maintain the current low density residential designation for the site. The Northeast County Sector Plan was last updated in April 2003.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map
3. This request could generate similar requests for CA or other commercial zoning in this area.

If approved, this item will be forwarded to Knox County Commission for action on 5/29/2007 and 6/25/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



125.03  
168.99D

**4-E-07-RZ  
REZONING**

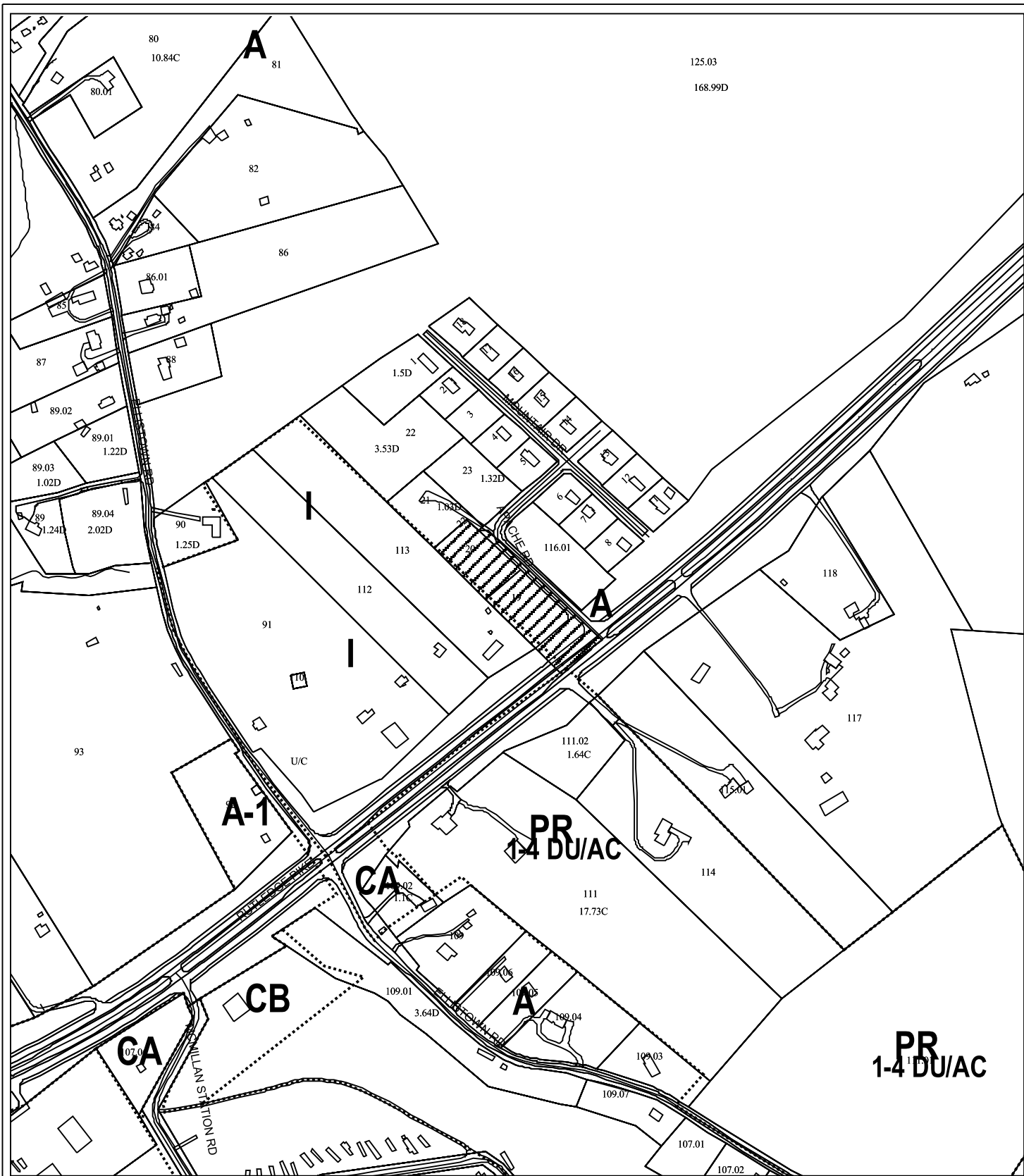
Petitioner: John Story and Charles Story  
Map No: 51  
Jurisdiction: County



From: A (Agricultural)  
To: CA (General Business)

Original Print Date: 04/02/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

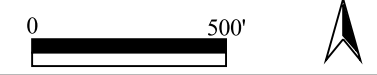





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**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 4-F-07-RZ  
4-D-07-SP

**AGENDA ITEM #:** 76  
**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** THE FULLER GROUP  
**OWNER(S):** HARDIN VALLEY LAND PARTNERS LLC  
SEAL EVERETT & WINNIE

**TAX ID NUMBER:** 129 038,038.03,038.04,038.05, 038.06,038.07,038.08,038.09,038.10  
**JURISDICTION:** Commission District 6

▶ **LOCATION:** Southeast side Hickory Creek Rd., southeast of West Gallaher Ferry Rd.

▶ **TRACT INFORMATION:** 49.35 acres.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right of way.

**UTILITIES:** Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential

**DENSITY PROPOSED:** 3 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Hickory Creek Rd. - Rural residential / A-RR & SLPA / A (Agricultural)

**ZONING** South: Rural residential / A-RR & SLPA / A (Agricultural)

East: Rural residential / A-RR & SLPA / A (Agricultural)

West: Rural residential / A-RR & SLPA / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** This area is developed with agricultural and rural residential uses under A zoning.

**STAFF RECOMMENDATION:**

▶ **DENY LDR (Low Density Residential) sector plan designation.**

Low density residential use of this site would be out of character with the surrounding development and zoning

pattern. The current sector plan proposal for agricultural and rural residential uses is appropriate and should be maintained.

► **APPROVE PR (Planned Residential) zoning.**

**APPROVE a density of up to 1 du/ac, consistent with sector plan recommendation. (Applicant requested 3 du/ac.)**

PR zoning at the recommended density is more compatible with surrounding development, is consistent with the sector plan, takes into account the site limitations, and requires development plan review and approval by MPC.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. This site is located about a quarter mile west of a residential subdivision on the north side of Hickory Creek Rd., zoned PR at 1 to 1.8 du/ac. That site is designated for low density residential development on the sector plan. West of the subject parcel is nothing but agricultural and rural residential uses, zoned primarily Agricultural. There is an area to the west of this site that is zoned RA, but it is not developed with low density residential uses and is not designated for LDR uses on the sector plan. The requested density is clearly not compatible with surrounding land uses.
2. The recommended zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan.
3. Considering the slope characteristics of the site, the wet weather creek traversing through the front of the site, and the proposed SR-475 recommended alignment traversing through the middle of the site, which severely reduce the developable area of the site, the reduced density recommendation is necessary. The perceived density, when suitable portions of the site are developed, will be considerably higher than the zoning density assigned. Only about 30 acres or less of the site remains if the steep areas and the SR-475 right of way are removed.
4. Other properties in the area are developed with agricultural, rural and some low density residential uses under A, RA and PR zoning.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are not currently available at the site. However, the applicant has provided the attached letter from West Knox Utility District that indicates that water and sanitary sewer service may be provided to the site.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 49 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 490 vehicle trips per day to the street system and would add approximately 34 children under the age of 18 to the school system. The requested density of 3 du/ac would allow for a maximum of 147 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 1,470 vehicle trips per day to the street system and would add approximately 104 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. Adequate sight distance appears to be available on Hickory Creek Rd. but will need to be certified on the development plans.
4. As shown on the attached slope analysis map, about a third of the site (16.16 acres) is located within TDOT's SR-475 recommended alignment footprint. This corridor is anywhere between 440 and 520 feet wide and traverses directly through the middle of the site. The applicant will be expected to work with MPC staff, Knox County Engineering and TDOT in addressing this issue.
5. In meeting the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided the attached traffic impact letter addressing the capacity and condition of streets connecting the site into the Planned Growth Area, which is located about 2.5 miles to the east on Hardin Valley Rd. at Steele Rd. or about 2 miles to the southwest at Buttermilk/Everett Rd. Hickory Creek Rd. and Hardin Valley Rd. are classified as minor arterial streets on the Major Road Plan map. The letter concludes that Hickory Creek Rd., at 21 to 21.5 feet wide, is adequate to handle the additional trips that will be generated by the proposed development.
6. Based on the attached slope analysis, about 13% of the site has slopes of 25% or greater, most of which is in the portion south of the proposed parkway alignment. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. Based on the slope analysis for the entire site and on the Growth Policy Plan requirements, if MPC were inclined to recommend that the sector plan be amended to LDR in order to approve a PR density of more than 1 du/ac, staff would recommend approving a density of no more than 2 du/ac.

8. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The proposed sector plan amendment and zoning density are out of character with the surrounding area.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, which was updated in late 2003, proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. In order to meet all Growth Policy Plan requirements, with an approved sector plan amendment to LDR, the highest density that may be permitted under PR zoning would be up to 2 du/ac, because the site is not contiguous with the Planned Growth Area. If the site were contiguous with the Planned Growth, the application would meet the requirements for a density of up to 3 du/ac.
3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

If approved, this item will be forwarded to for action on 5/29/2007. If denied, MPC's action is final, unless the action to deny is appealed to . The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.